

COHABS

Cohabs Impact Report

July 2023



Ma Campagne 232



COHABS

“Our mission is to shape a better tomorrow by improving the way we live today.”

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A word from our founders

When we started Cohabs back in 2016, our focus was twofold: create the best coliving experience in the world while designing sustainable and impactful shared homes.

In essence, coliving is an affordable, sustainable, and community-focused response to societal problems such as rent increase, environmental pollution, and loneliness.

Initially founded by 3 friends, we were rapidly joined by a group of extraordinary people that shaped this company in so many ways. Over the past 7 years, we've built a network of 104 inspiring homes in 6 international cities while creating a powerful community of 3.500 members.

To our talented and committed kick-ass team around the world, we are forever grateful.

This is our first impact report, and we want to take the time to fully explain what we do and why we do it. The world is changing a lot, and we need to change and grow along with it. The ongoing climate crisis won't be addressed without corporate leadership, and we intend to play our humble part. It's not something that can be resolved overnight. It requires consistent commitment and awareness.

This report will focus on key figures of our company in terms of sustainability and solidarity. As Cohabs becomes bigger every day, we are fully committed to putting our houses, our community, and our team at the service of today's climate and social challenges.

We're not perfect, but we will continue to meet today's obstacles while anticipating tomorrow's challenges.

And to our members, employees, investors, and partners around the world, we thank you for making this company such a unique place to dream, grow, and strive for greatness.

All the best,

Youri, François, and Malik



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Second section

About Cohabs

Our talented, kickass team of rockstars

There are many nitty-gritty details of shaping a better tomorrow, and we wouldn't be able to do that without our team of passionate, hardworking misfits.

It's difficult to capture our team's positive energy in a handful of numbers, but if we had to boil it down to a few...

59

Employees

30

Average age

47% female

53% male

Gender

13

Nationalities

We're international and growing!

We created Cohabs in 2016 with the goal to spread the wonderful concept of coliving and allow our members to access a community-driven experience full of good times and fond memories. We strive to have people stay with us everywhere, with access to an international community and thriving network. This is why we are currently operating in six key cities across the globe with big plans for the future*.

*As of June 2023

New York



Brussels



Luxembourg



London

Washington DC



Milan

Paris



Madrid



Our key numbers*

CITIES

6

TOTAL HOUSES

104

TOTAL BEDROOMS

1885

*As of June 2023

Third section

Community

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Community is the center of our universe

Every day, we strive to create the best coliving experience in the world for our members.

We are on a mission to rethink how people live together by giving our community an environment designed to create memorable moments.

We might be biased, but we think we have some pretty rad individuals staying with us.

939

Active members

28

Average age

65

Nationalities

60

NPS



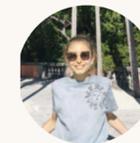
What our members have to say

“A highlight is the people obviously, everybody is really chill and cool. You meet people that you wouldn’t meet in real life. A lot of nationalities, a lot of different careers and backgrounds.”



Lucas Gagliardi
Gambetta 11, (Paris)

“You know that you've done the right choice when you arrive in a Cohabs: everything is there to make you feel at home; each house has its own vibe so, for sure, you will find the perfect home for you. Cohabs is the right place to build relationships with amazing people from all over the world. One thing is certain: you will never forget this incredible experience!”



Estelle Ricaud
Malcom X 34, (New York)

“The house is great, and the community is great, so I stayed. I didn’t know many people in New York when I moved in, so to have an instant community was really fantastic for me. And that’s continued to be one of the best things about Cohabs.”



Cal Neville
Malcom X 34, (New York)

“My house is brand new and full of people from all over the world. That is actually what I was looking for when I decided to join the Cohabs community: to share wonderful experiences with people from different backgrounds.”



Alexandre Fremaux
Stéphanie 47, (Brussels)

8.9/10

Customer satisfaction score (2022)

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Fourth section

Sustainability

How does coliving already have a positive impact?

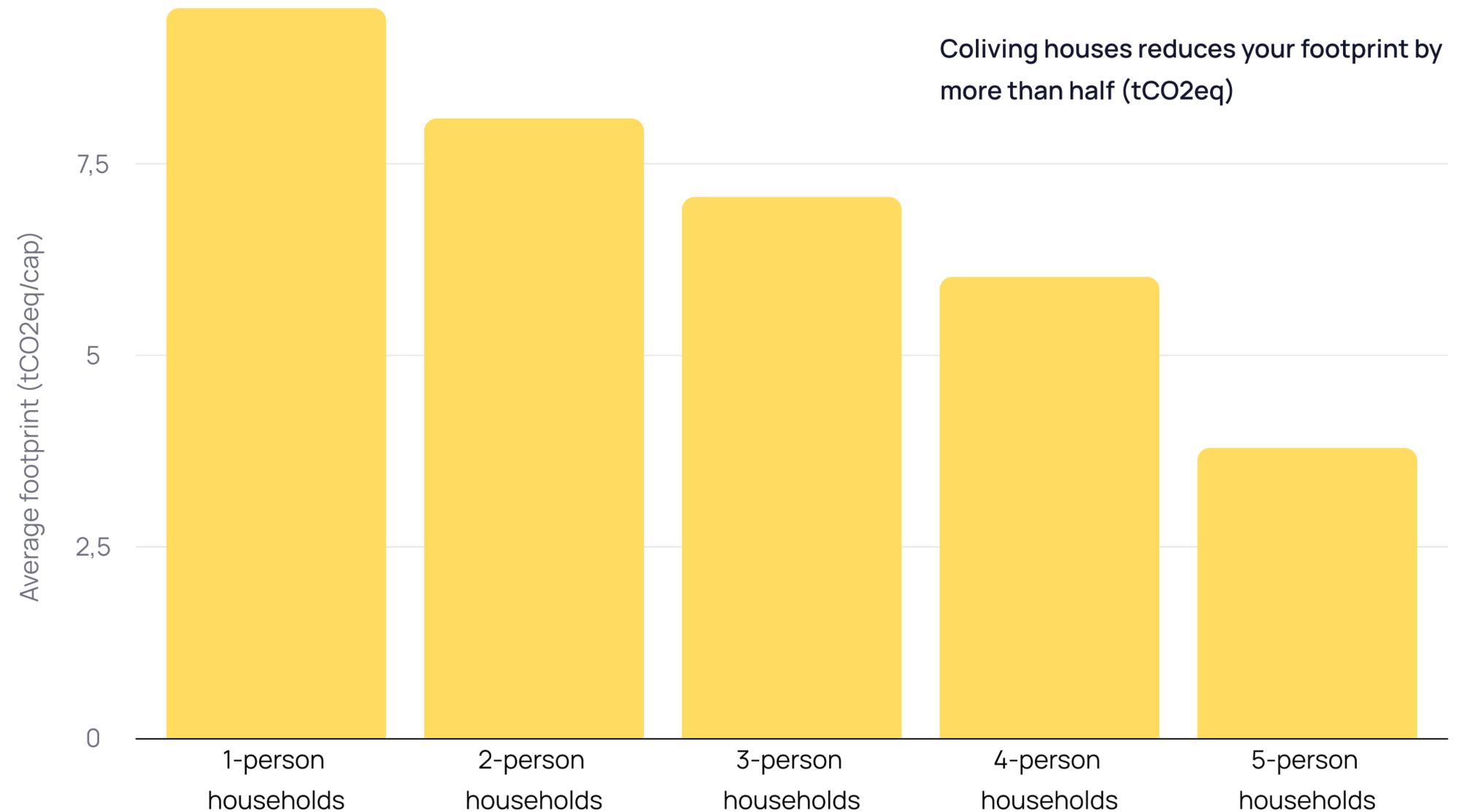


The very principle of coliving is to **mutualize space and resources**: appliances, common spaces, all those things that have a big impact on energy consumption and CO2 emissions in general.

We also choose to renovate existing buildings, instead of building from scratch, increasing their energy efficiency and always respecting the city's architectural heritage.

By creating a diversified community and building connections between people, we also have a positive impact on society! People share resources and also become part of a community instead of living alone.

Coliving houses reduces your footprint by more than half (tCO2eq)



 Average carbon footprint by households size in the EU.

[Source >](#)

Our two pillars

1

People

Creating shared value for our community, partners, employees, and society.



Planet

Cutting back on consumption and reducing our impact on the planet.

1. People

Providing solidarity bedrooms

About

We really try to help in any way we can. We may be biased, but we think coliving is a truly wonderful experience that helps the planet as well. Why shouldn't everyone have access to this opportunity?

In 2020, we entered a partnership with **SINGA**, an association creating links between refugees and asylum seekers and locals, making their integration easier in the country. Our common objective is to allow the new comers (refugees and asylum seekers), to live a community experience and have access to qualitative accommodation, at an affordable price. That's why **5% of our bedroom** portfolio is composed of "solidarity bedrooms" at a price of €450.

In 2 years, we opened 36 of these bedrooms and had the chance to welcome more than 50 refugees to our Brussels community.

These exchanges promote access to new opportunities for newcomers and build a society rich in diversity where everyone can fully realize their potential by finding their place.

Our objective is to develop this program in all our cities, to give a larger amount of people access to coliving and the opportunity to create memorable moments.

Get to know one of our [members Mohammed](#) who's also from SINGA.

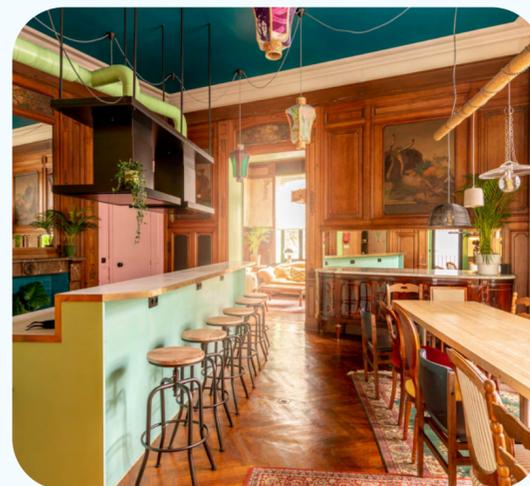
Solidarity is one of the most important Cohabs values and we know that our community has a big heart, so we frequently put on events or collaborate with external parties to increase our positive impact.

1. People

Making space for others

In the summer of 2022, during the housing crisis, we opened the doors of [Ambiorix 37](#) to Ukrainian refugees before the house was officially open to try and offer some reprieve. We hope others will do the same and support in whatever way they can, whenever possible. During the COVID-19 crisis, we also gave access to a house to people in need for free.

We donated and provided a space for an impactful, local NGO, [La soucoupe](#). They're based in Brussels and provide a space for autistic children and their families. It promotes the integration of children into school, leisure activities, and external partnerships.



2. Planet

Putting on impactful events

- **Solidarity Soup Events:** cooking for people in need with charities like Opération Thermos (Brussels), La Chorba (Paris), and Xavier Mission (NYC).
- **Climate Fresque:** workshop to create awareness of what is happening worldwide in terms of poverty and global warming.
- **Clean-up days:** at the beach, city canals, and more, with associations like Waste Free Oceans (Brussels).
- **Green Running Challenge:** small steps can have a big impact. Every 10km = 1 tree planted with [Reforest'Action](#). In 2022 we planted **75** trees!
- **Christmas Solidarity Party:** we asked all the participants to come with a gift to donate to a person in need via the Shoebox operation organized by Les Restos du Coeur (Brussels). We collected 80 gifts in 2022.



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Inspiring the Cohabs community

Inspiring our community and empowering our members is an essential part of what Cohabs does. Coliving already does a lot in terms of helping fight loneliness. Being part of a community is also being part of something bigger, with a positive impact on the planet and society. That's why every event we organize has a purpose.

All our events are about having a positive impact, whether is it learning new things, connecting with each other, or helping people in need.

85%

vegetarian events

22%

impact-based events

Let's help protect the planet

**Measure our
emissions**

**Reduce our
impact on the
planet**

**Improve how we
innovate**

Measuring our emissions

We've been working with **Tapio** to measure the emissions of our homes and company. Tapio is a company that is on a mission to **help companies transition to a low-carbon economy**.

Driven by climate urgency and combining technology with purpose, Tapio seeks to integrate environmental impact into all decisions taken by SMBs through their all-in-one Carbon Strategy Platform. Tapio offers the opportunity to make a difference and contribute towards a global decarbonized future.

They've been helping us to calculate our emissions and gave us reduction scenarios with real actions to take such as changing how we travel for business, using secondhand furniture, and incorporating sustainable cleaning products.



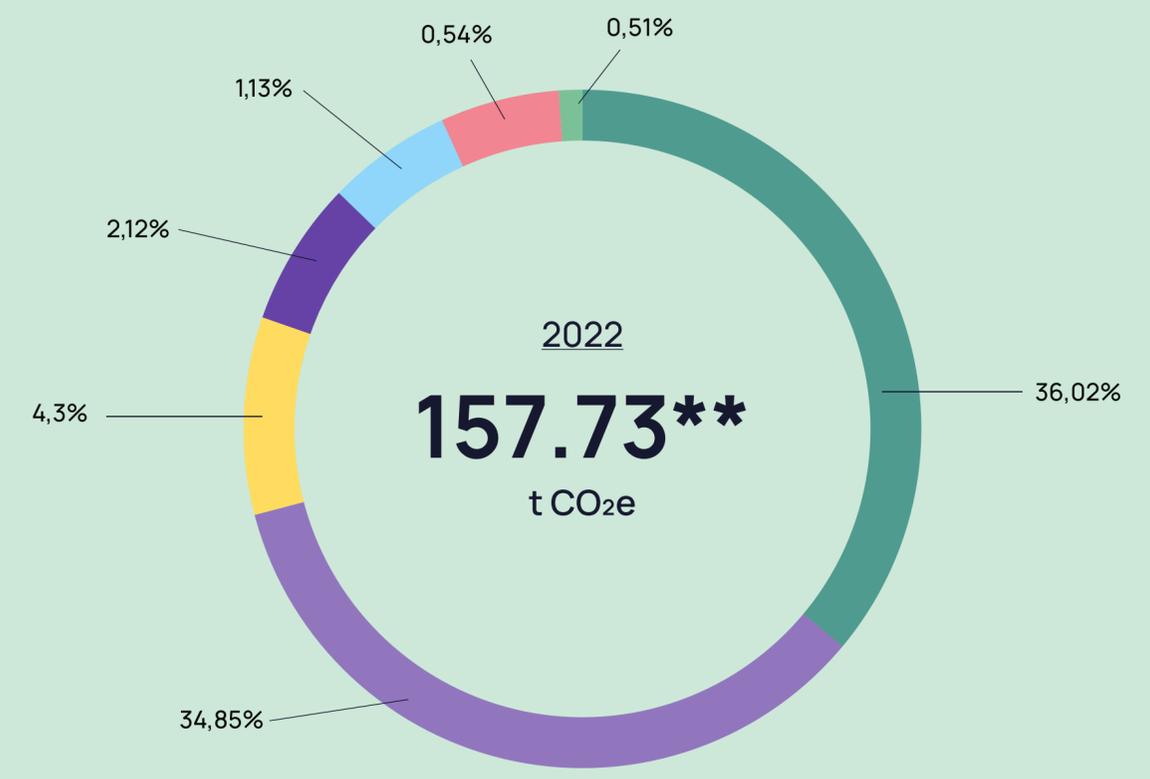
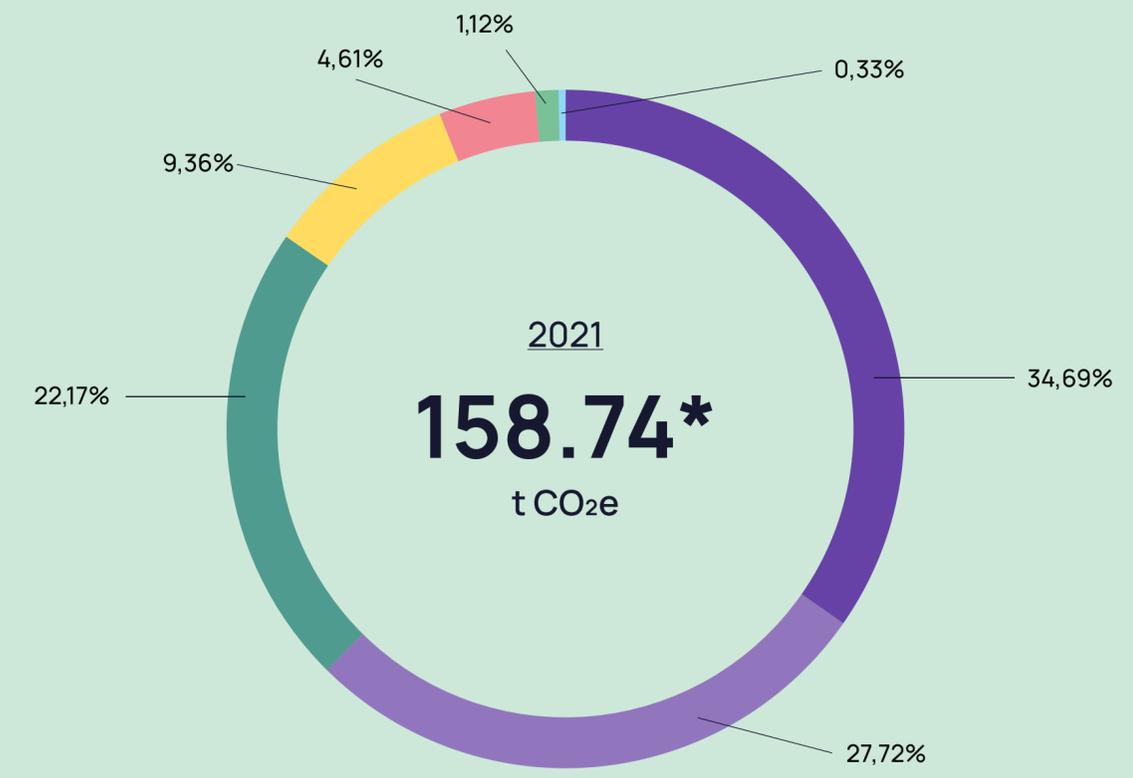
We're not perfect

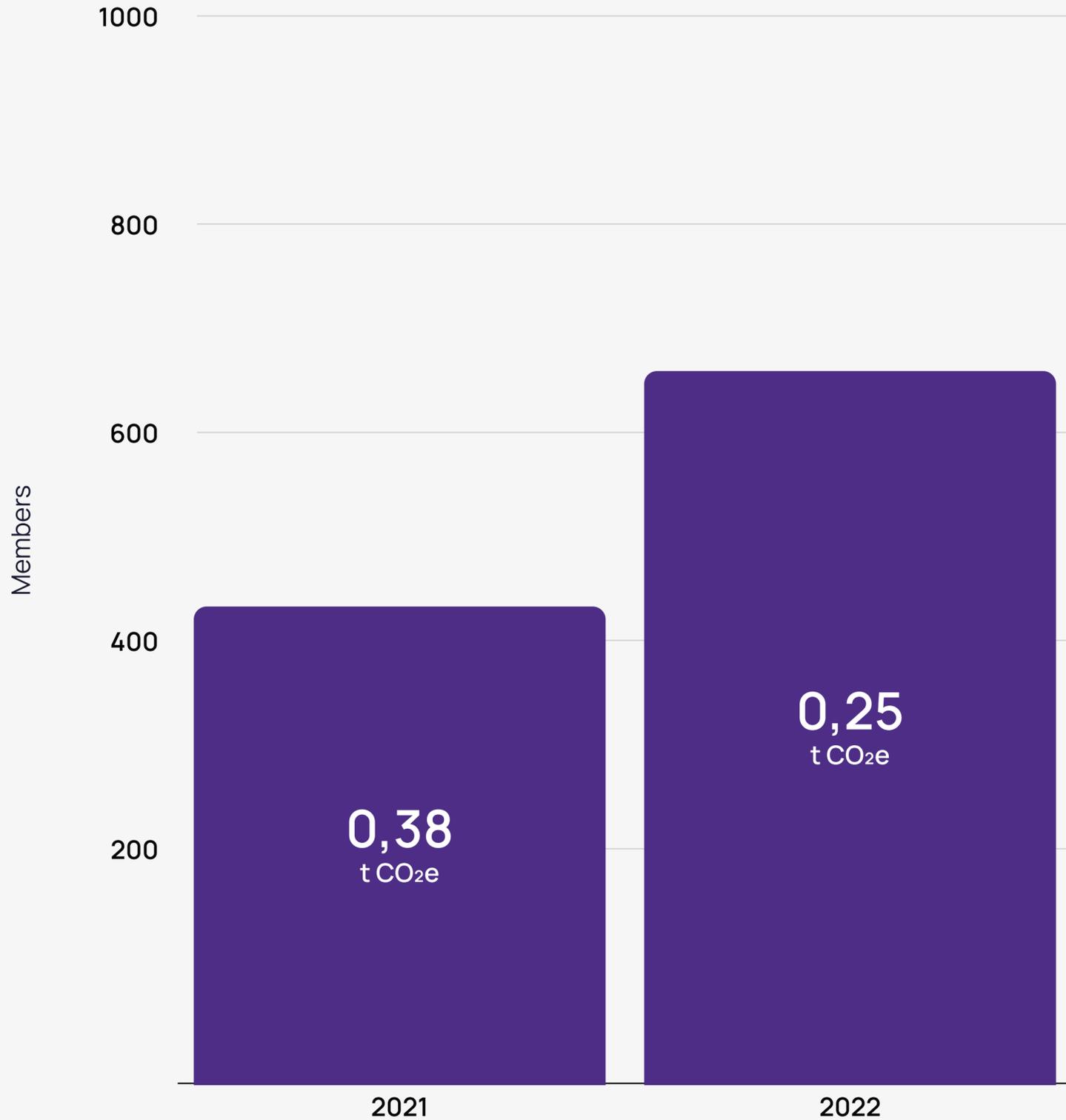
Nobody's perfect, and Cohabs is no exception. Our carbon emissions as a company are something we take very seriously, and we're doing our best to control levels and output. A significant difference between 2021 and 2022 was in our product as our growth skyrocketed and the amount of houses being renovated across all our locations grew exponentially, increasing our operational emissions.

As we expand, we will endeavor to keep our emissions as low as possible and implement more and more initiatives to achieve this goal. It's an ongoing process and we can always do better.

- Fixed assets
- Houses & services
- Mobility
- Energy consumption
- Logistics
- Waste
- Other

*Based on 25 active employees and 38 opened houses
 **Based on 48 active employees and 53 opened houses





Intensity metrics

Even as we grow, we strive to keep the percentage of our cost per member, project, and team member as low as we can. The goal moving forward is to continuously lower our impact percentage-wise, even as the number of Cohabs houses, members, and employees increases.



-0.13%

Emissions per member

What we aim to improve



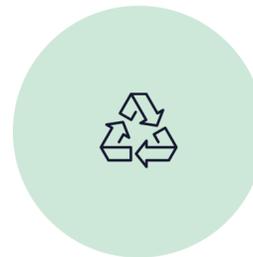
Business travel

We reduce travel by hiring locally, cutting unnecessary flights, and taking the train as much as possible because transportation represents a large part of our operational emissions.



Commuting

We encourage our employees to commute in low-emission ways by providing them with public transport subscriptions and electrical bikes instead of providing company cars.



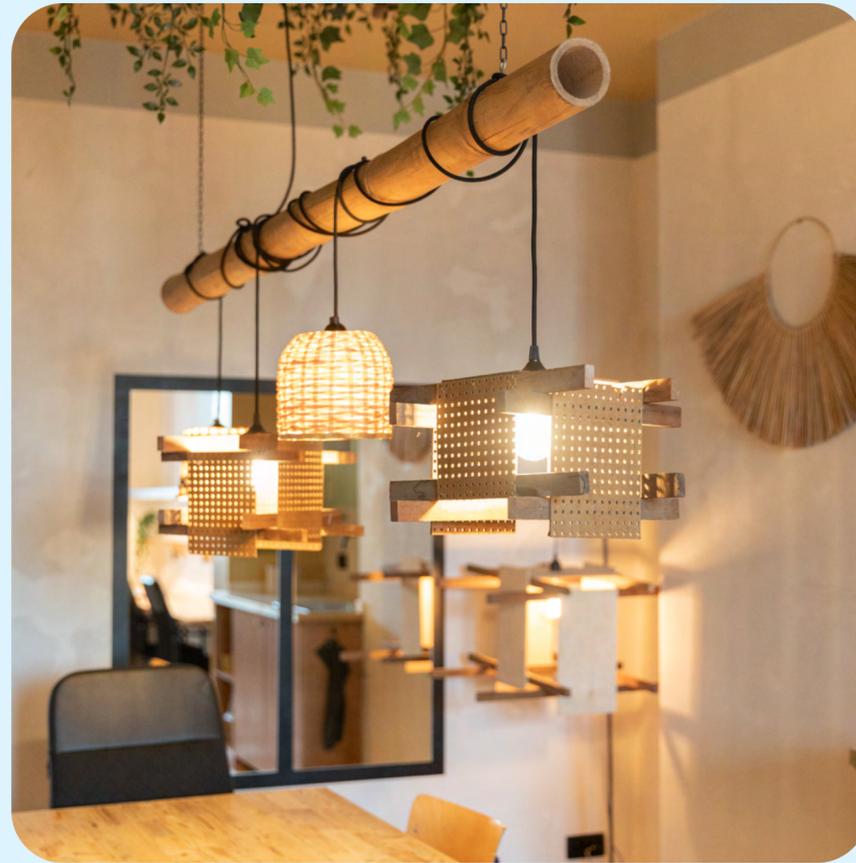
Waste

In our offices you will only find reusable cutlery, cups, and plates. We also encourage employees to recycle, sort the trash, and we provide them with reusable lunch containers to take away. Step by step!

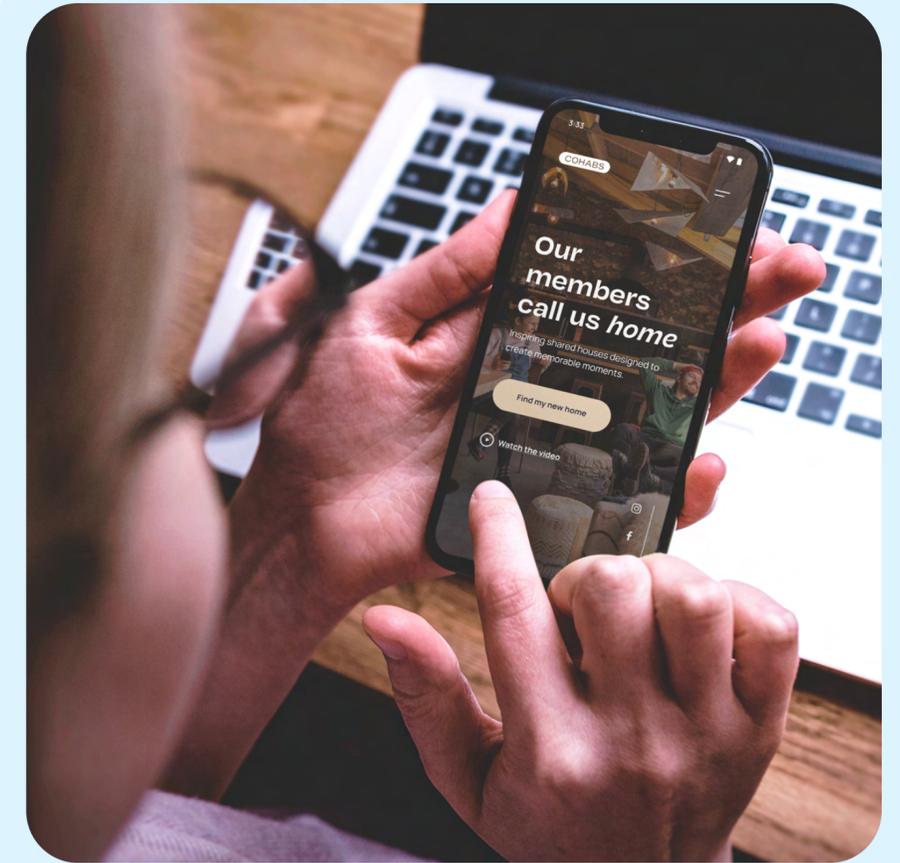
How do we reduce our emissions?



Being energy efficient



Using sustainable materials and processes



Prioritizing a digital experience

Using materials that are better for the planet and for our members

We try to improve every day the materials we use for the renovation of our houses. We work with **Natura Mater**, a company that specializes in assisting construction professionals to select and implement sustainable materials. They help us find the best alternatives to have a lower footprint.



Different design details



Conscient Paint

We collaborate with [Conscient](#) which makes its paint from the wastewater taken from the potato industry, making it a sustainable and circular product.



REGGLO

[REGGLO](#) produces the lockers for our dining rooms and kitchens. A local company based in Brussels, they use recovered particle board panels for their creation.



Plastic Factory

To produce a key element of our lamps, we turn to [Plastic Factory](#), a small local company based in Brussels that creates pieces from recycled plastic.

An alternative way of renovating

Let's take a look at one of our big projects from the past year, [Ma Campagne 232](#).

Our first green house! Let's get straight to the point. The materials are where it's at. Renovating can be tricky, and we worked with partners to ensure we used the most sustainable options possible to make this project come to life. Our aim is to make this house a standard for our future homes,

[▶ Watch the full video](#)



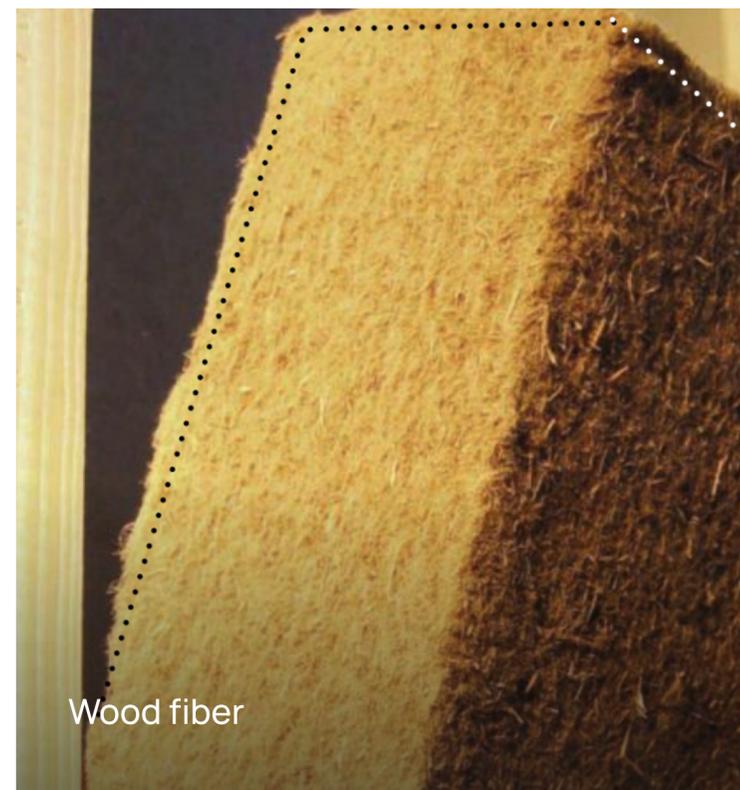
Brusseleir clay and mineral paint



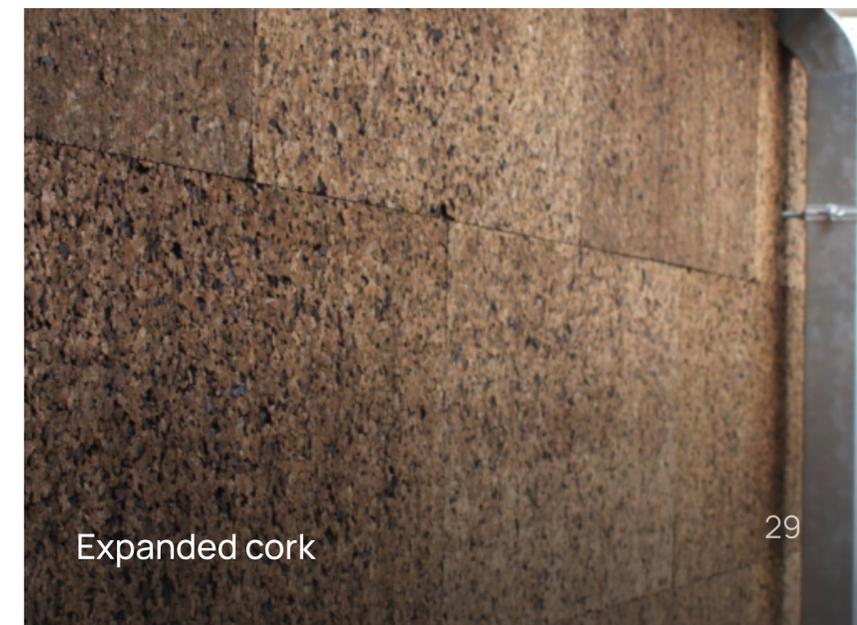
Cellulose wadding



Dried grass + straw ceiling



Wood fiber



Expanded cork

By insulating Ma Campagne 232 with green materials, we saved a whopping **13 tonnes** of CO₂eq compared to a home renovated with standard materials.

Our partners help us achieve a more sustainable way to do business.



In 2022, we saved an estimated 1800 m³ of water compared to 2021 thanks to the actions we take. This includes water consumed by showers, faucets, and toilets.

8
Liters

We also worked with [RVB](#) to implement eco taps and shower heads in some of our homes. The shower heads save **8 liters** of water per minute.

We also utilize rainwater tanks, low-flow toilets, and low-flow faucets.



Implementing smart devices



Shayp

Shayp provides water consumption insights for our buildings to end water waste and improve water efficiency! Their AI autonomously reveals leaks and anomalies with unprecedented accuracy.



June

An electricity tracker that monitors our consumption and also our solar panel performance. Every month, we share a post in the Cohabs app to raise awareness.



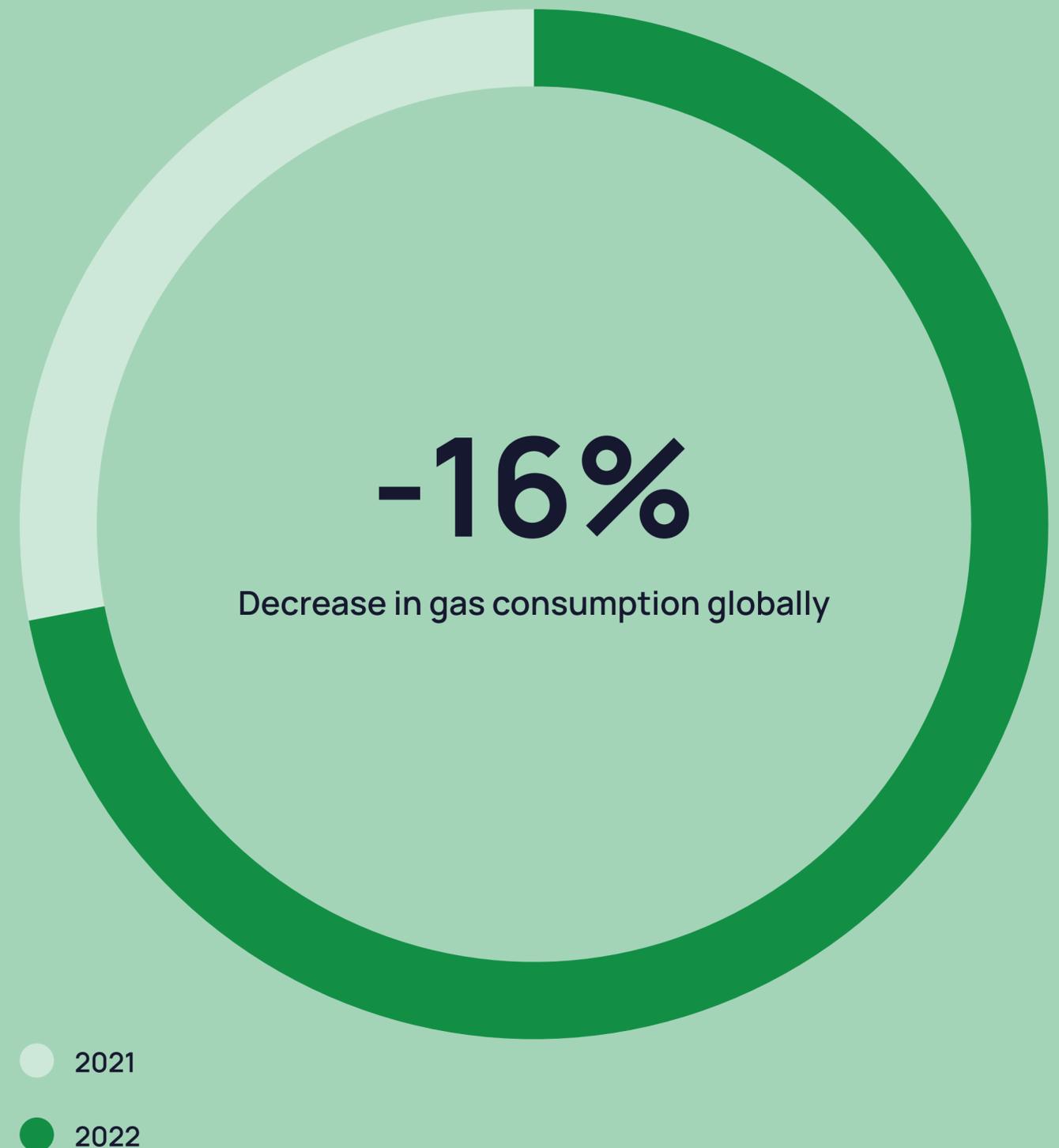
Salto

Most of our doors are equipped with Salto locks which increases safety and convenience across our houses. Members can open their door with a touch from the app.

Think we're full of hot air?

We saw a 16% decrease in monthly global gas consumption from 2021 to 2022. Some of the factors for this decrease:

- Warmer weather (we can't claim all the credit);
- Changes thanks to the Eco tap and Eco shower head;
- Adjusting the boiler and heating system settings to prevent heating during the night and around noon. The specific hours will depend on the insulation of the house and feedback from its occupants.



1% for the planet

Launched in 2002 by Yvon Chouinard, founder of Patagonia, and Craig Mathews, founder of Blue Ribbon Flies, 1% for the Planet has quickly become a global movement. The idea is simple: everyone gives 1% of their revenue or time to help protect the natural resources they benefit from.

Cohabs officially became one of those members in 2021, by committing to donate 1% of our annual sales revenue to the organization. Because we want to be actively involved, this 1% will be divided into two parts: monetary and non-monetary. The non-monetary donation will consist of volunteer time provided by the Cohabs team and members!



**FOR THE
PLANET**

1% in 2 ways

1

GoodPlanet Belgium

We built playgrounds in nature for kids, giving them the opportunity to learn about plants and trees in association with GoodPlanet Belgium.

The aim is to create awareness about the environment through education.

It's never too early to start learning about the planet! We involved our entire team to volunteer.

2

WFO

Waste Free Oceans (WFO) is an international organization whose main goal is to reduce the global impact of marine litter.

With the growing global call to action to address the issue of marine litter, Waste Free Oceans is ideally placed to offer practical solutions. We partner with them to help clean up beaches, canals, anywhere that humans have tossed their trash.

There's no one way to improve things on our earth. It will take many actions, from many driven individuals, together consistently to make a positive change.



Final words

And, that's a wrap.

There's a lot we've tackled since Cohabs started its journey to rethink how people live together, but there's a lot still for us to accomplish as we continue to grow.

We're still working on it, but there are quite a few things we currently implement to reduce Cohabs' footprint:

- Choosing sustainable materials for our renovation and design;
- Carrying out solidarity initiatives such as volunteers events and providing housing for those in need;
- Measuring our emissions and implementing initiatives to lower the amount of resources our houses and community use;
- Setting up greener events and inspiring our community;
- Reducing our travel and guiding our team on how to live more sustainably.

We're not yet where we want to be, and hiring a full-time Impact Manager is key to our success. There's a lot more for us to do, and we know our goals cannot be achieved overnight.

We will continue incorporating solidarity into our values and initiatives and doing what we can to make an impact because waiting is no longer an option.

The smallest actions can create change, and we will continue to amplify our efforts to make a difference in our homes, community, and cities.

Through collaboration and continuous improvement, coliving can shape a world where sustainability is not just a choice, but a way of life.

Thank you for reading,

The Cohabs team

July 2023

Want to learn more? Get in touch!
impact@cohabs.com

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